

TDC Blue Ribbon Committee
November 7, 2007 Meeting Minutes Final

Members Present: ECOSLO- Maria Lorca; Templeton Area Advisory Group - Nicholas Marquart; Active Agriculturalist – Charles Whitney; Subdivision Review Board, Public Works – Richard Marshall; City of Paso Robles- Ron Whisenand ; Sierra Club – Susan Harvey; General Public – Melissa Boggs; General Public - Christine Volbrecht ;City of San Luis Obispo – Kim Murry; Development Firm – Denis Sullivan

Members Absent: Ag Liaison – Mark Pearce; Existing TDC receiver site – Chad Whittstrom ; Farm Bureau – Joy Fitzhugh; South County Advisory Council - Jesse Hill; Land Conservancy – “BK” Bruce Richard; Subdivision Review Board, Air Pollution Control Board – Aeron Arlin Genet.

Committee Staff Present: Karen Nall and Kami Griffin, Planning and Building

Others Present: Bob Hill- Land Conservancy, Lynda Auchinachie, and Kathy Sweet

Richard Marshall opens the meeting.

Kim Murry representing the City of San Luis Obispo provides an overview of the City’s greenbelt program. She presents a map of the city’s greenbelt area. Within the greenbelt area the map highlights the city owned properties, lands with city easements and lands currently under agriculture preserve. Kim Murry also provides a handout outlining the City’s current policy direction regarding TDC’s. Kim Murry reports that the City does support the use of TDC’s. She adds that the greenbelt is an area for sending sites and reduced development and not an area for receiving more density. The city will be looking for expansion areas and infill areas to increase development. Discussion ensues. The location of the City’s green belt and the location of the county program 5 mile receiver site circles is discussed. The use of TDC for commodities other than the creation of new parcels is also discussed.

Ron Whisenand representing the City of Paso Robles provides an overview of the City’s purple belt. He explains that the program is currently being developed and is not yet mapped but it will be located adjacent to the city limit lines and will be an area which will support agricultural production developments including wineries with tasting rooms. The purple belt area will not be publicly owned and no trails or public access will be obtained. Ron Whisenand also adds that the City will support agricultural clusters within the purple belt. Discussion ensues.

Ron Whisenand reports out regarding the Planning Director’s meeting where TDC participation with the cities was discussed. He notes that the City of Arroyo Grande was interested. He further adds that the other cities reported resource constraints including traffic, water and growth management which currently exist that would prevent them from taking additional density. Ron Whisenand adds that he believes that community “buy in” and neighborhood issue will be a huge issue for receiver sites. He notes that if the purple belt is realized then the City may participate in the TDC program. Kami Griffin reports that part of the discussion included the issue that it is currently cheaper and easier to build outside the city limits in the county. Discussion ensues. Land Banking, credit values and mitigation fees are discussed.

Annexation and General Plan amendments.

Karen Nall asked if there is committee consensus that TDC’s should be required for annexation and GPA’s. Discussion ensues. There is consensus for private amendments that increase density only with exemptions for any low income project. The committee requests staff to prepare a statement and bring back for the committees review and approval. Discussion ensues.

Future Agenda Outline.

Chris Volbrecht requests that the receive site discussion be brought up earlier. Kami Griffin notes that many of the future agenda items will include discussions regarding receiver sites and that this agenda item is aimed at finishing the discussions. Committee agrees to switch receiving site discussion to February 6, 2007. Committee agrees to move Clean Air Plan discussion to January 9, 2007 and requests that Aeron Arlin Genet provide no more than a 10 minutes discussion. Bob Hill reports that he is teaching a Cal Poly masters class and the class project is a TDC paper. He asked if the committee would be interested in hearing the class presentations. The committee agrees to start at 2:00 on December 5, 2007 and that the class presentations will fill the first hour and that attendance is optional for the first hour.

Public Comments for items not on the agenda.

Sue Harvey notes that she requested that a report on appraisals be forwarded to the committee as an informational report to the group. She adds that the Pineland program does not use appraisals. Eric Greening notes that this committee meets at the same time the WRAC meets. He believes the Cal Poly presentation will be valuable. He adds that the program is voluntary and not mandatory so it must maintain value. Eric Greening suggests that the committee pay attention to the upcoming resource management hearings at the BOS and pay attention to prohibition areas and areas with LOS III. Kathy Sweet notes that the Board adopted the South Atascadero TDC Program with a 2 acre minimum lot size. Chris Volbrecht adds that she feels the Board does not support the zoning for the So Atascadero area. Meeting adjourned.

Next Meeting – December 5, 2007 at 2:00.